



Project: Alterations Riverside Cabin 56

DIGGINGS TERRACE, THREDBO VILLAGE
Lot 772 DP1119757

DATE: SEPTEMBER 2021
PREPARED FOR: ROBYN AND JAMES PRICE
PREPARED BY: ACCENT TOWN PLANNING
REVISION: 02

ACCENTTOWNPLANNING.COM.AU | INFO@COMPLETEPLANNING.COM.AU
PO BOX 642 JINDABYNE NSW 2627 | PH 02 6456 7176

1.0 Introduction

The project for which this Statement applies is for alterations to the existing Cabin 56. These alterations include: removal of existing hot water unit (HWU), the addition of an alcove to house the replacement HWU to be suspended from the underside of the existing floor framing, refurbish kitchen, living/dining and bathroom areas, and a new high level window to the southern elevation to match the existing dwellings. Thredbo Riverside is located at Diggins Terrace, Thredbo Village, NSW, within the Alpine Resort area of Kosciuszko National Park. The site is legally described as Lot 772 DP 1119757.

The proposed alterations to Cabin 56 will be a positive upgrade to the lodge through the provision of higher quality of accommodation within Thredbo Village and better energy consumption through the HWU and insulation of subfloor. These will not have negative impacts on surrounding amenity.

This Statement of Environmental Effects will accompany a Development Application to be lodged with the Department of Planning & Environment (DPE) in accordance with the State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007, under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

FIGURE 1 EXISTING LODGE



2.0 Site Location & Context

2.1 Site Analysis

The Snowy Mountains is a popular tourist destination for both Australians and international travellers. The region offers an array of attractions including the Kosciuszko National Park, Snow Resorts, world class mountain biking and Australia's highest mountain, Mt Kosciuszko. The local economy is driven by the winter season with skiing and other winter sports being unique to this region of Australia. A growing summer tourism trade has been developing with activities such as hiking, fishing, kayaking, and mountain biking encouraging outdoor enthusiasts to visit the region.

The site is Lot 772, located at 1 Diggins Terrace, Thredbo within the Kosciuszko National Park. The site has an area of approximately 90 sqm with an existing lodge used for the purpose of accommodation for Thredbo Village tourists. The resort areas, including Thredbo are important to New South Wales due to their economic and social contribution as well as their location within a unique alpine environment with Thredbo offering Australia's only lifted mountain bike park during the summer.

FIGURE 2 LOCATION OF SUBJECT SITE



There are no proposed changes to the existing building footprint from the proposed works. The proposed external changes to the building involve the addition of an alcove on the ground floor, to be suspended from the underside of the existing floor framing, and a new high level window to the bathroom designed to match the existing dwellings. The remainder of proposed works will be internal and include the refurbishment of the kitchen, bathroom and living and dining areas.

The subject site is mapped as bushfire prone land and APZ is within managed land under the Thredbo Bush Fire Preparation Plan. See Bushfire Hazard Assessment Report provided.

There is no ground disturbance proposed and an AHIMS search found zero sites or places recorded or declared at the subject allotment and hence the likelihood for Aboriginal artefacts to be found is very unlikely.

As a result, the proposed alterations acknowledge the environmental and cultural significance of the area with minimal external changes to the lodge. Through provision of more modern amenities, it improves the long-term resilience of the lodge and capacity for providing accommodation to guests while maintaining the environmental values of the Kosciuszko National Park.

2.2 Site Contours

Landfall is generally consistent across the site sloping. No excavation will be needed for the proposed works with exterior works confined to the installation of the high bathroom window and the HWU alcove under the existing structure.

Access to the site is well maintained.

2.3 Site Photos

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Location of sub-floor
HWU alcove

3.0 Project

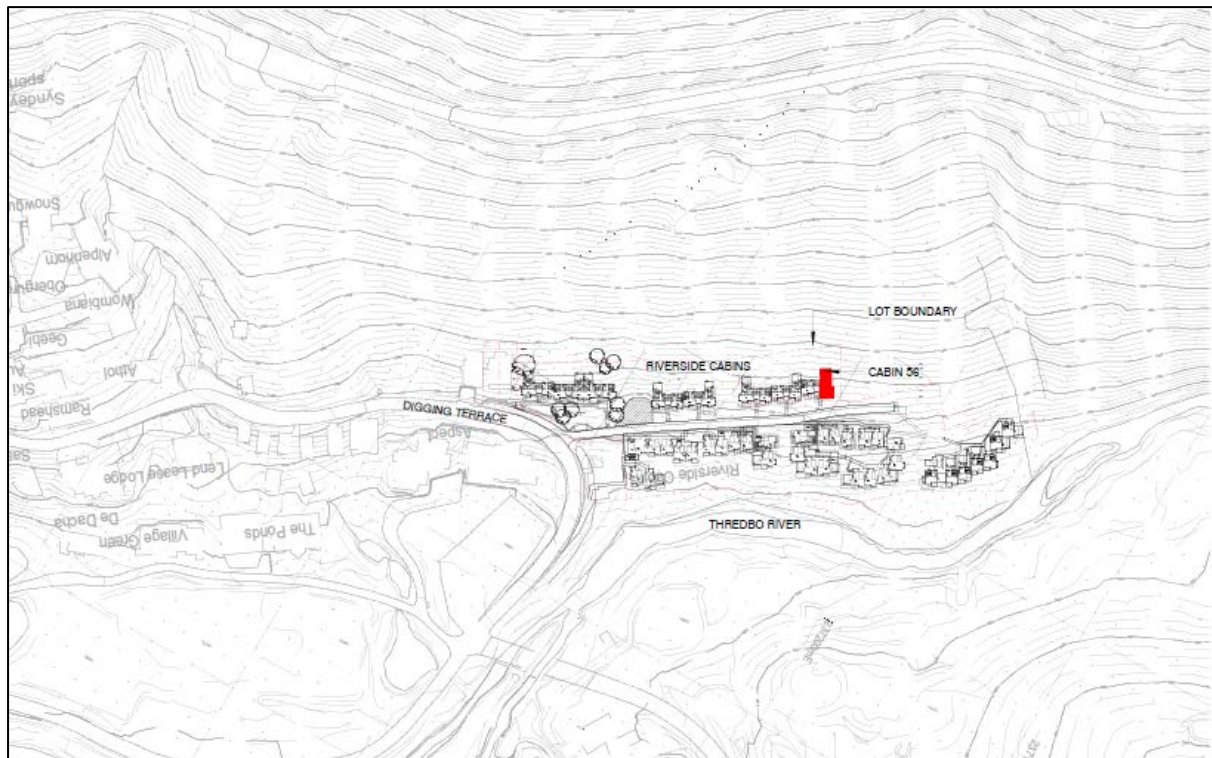
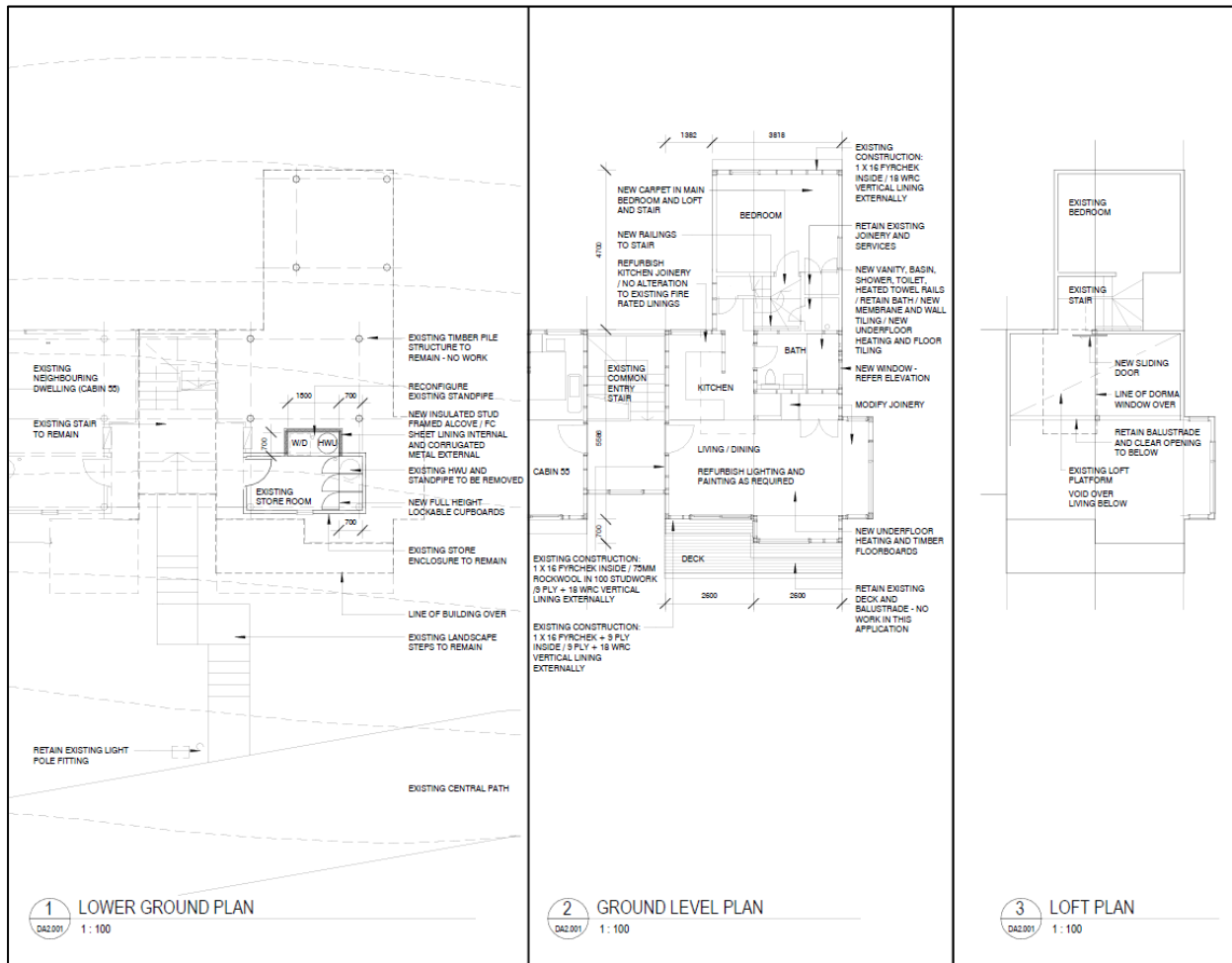
The project for which this Statement applies is for the internal refurbishment of Cabin 56 including kitchen joinery, bathroom remodel including external high level window and the addition of underfloor heating and insulation. It is also proposed to remove and replace with existing hot water unit (HWU), installing within the proposed sub-floor alcove. All refurbishment works will maintain the same locations as the existing.

Thredbo Riverside Cabins is located at 1 Diggins Terrace, Thredbo Village, NSW, within the Alpine Resort area of Kosciusko National Park. The site is legally described as Lot 772 DP1119757.

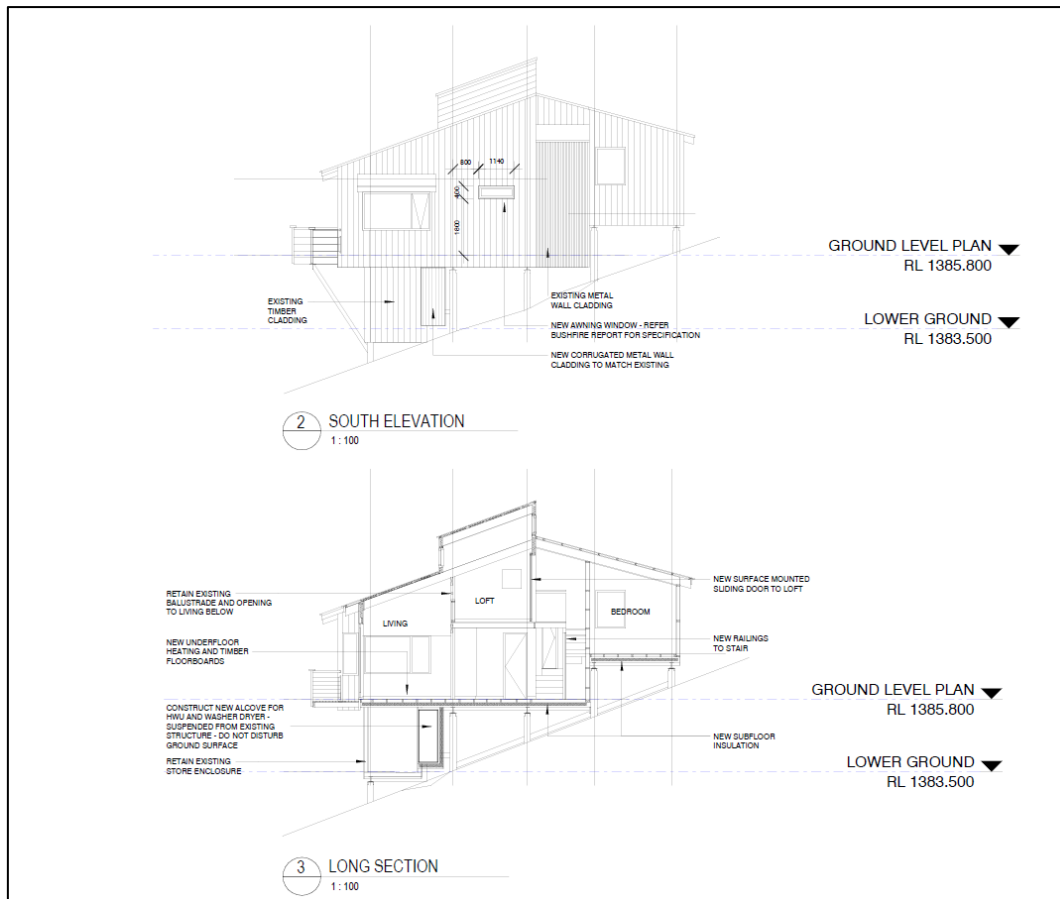
It is important to note, that there will be no changes to the existing building footprint from the proposed works, and **no excavation works will be undertaken**.

The proposed development is deemed to be of positive influence by offering upgraded modern amenities for guests while maintaining the existing alpine façade of the lodge. The proposed external alterations will match the colour and style of the existing façade and the alcove will not be a highly visible modification to visitors of Thredbo.

FIGURE 4 PLANS



STATEMENT OF ENVIRONMENTAL EFFECTS – CABIN 56 RIVERSIDE CABINS THREDBO

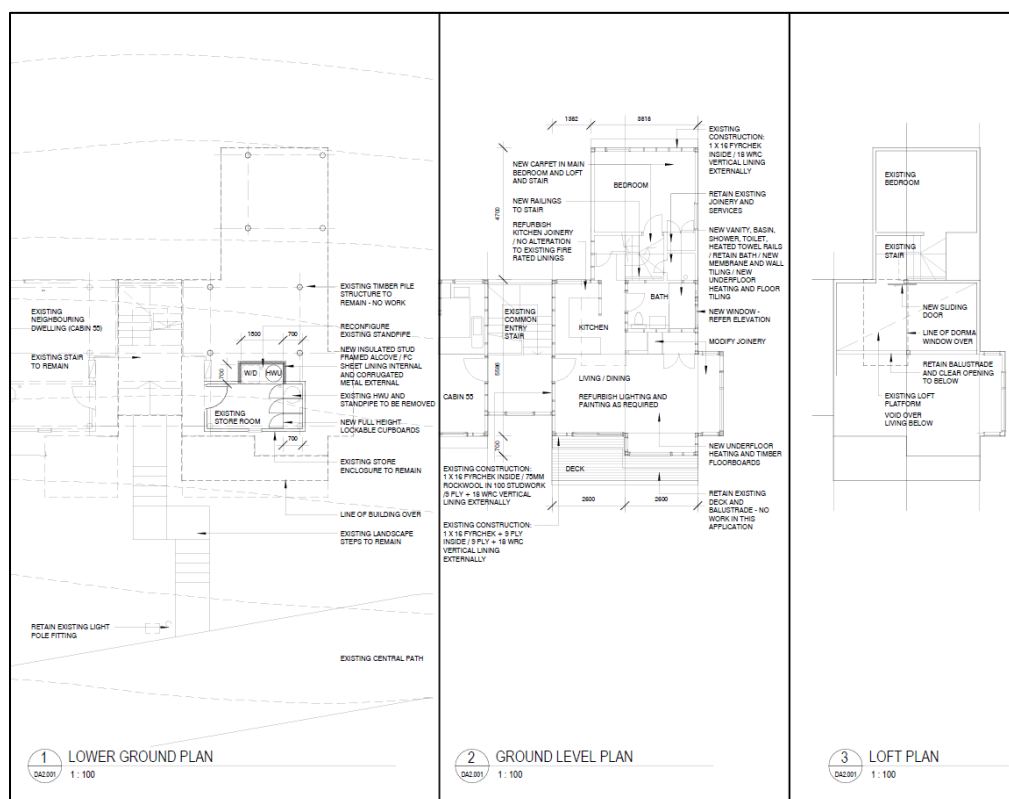


4.0 Table 1—General Information

Project description

The proposal aims to seek approval for internal refurbishment alterations together with replacement of the existing HWU by extending the existing store to create a new suspended alcove for the hot water system and washer dryer. Installation new high level window to the ground level bathroom to match the existing windows to be located on the southern elevation.

It is important to note, that there will be no changes to the existing building footprint from the proposed works, and no excavation works will be undertaken.



Site suitability

The site is suitable for the proposed development.

<ul style="list-style-type: none"> site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks 	<p>Identified as bushfire prone land. See Bushfire Hazard Assessment Report provided with application.</p> <p>No excavation works are proposed and hence a geotechnical investigation and slope instability risk assessment is not required.</p>
<ul style="list-style-type: none"> effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality 	<p>The building offers typical alpine style architecture which is consistent with the surrounding development and existing buildings. The proposed alterations will not diminish the scenic quality of the locality and will not be a visible alteration to visitors to Thredbo. The design of the alcove is consistent with the</p>

	Riverside Cabins Underfloor enclosure design guidelines.
<ul style="list-style-type: none"> biological and ecological impacts including the impacts on fauna and flora 	No vegetation removal or ground disturbance is proposed. Subject lot not identified as an area with high biodiversity values.
<ul style="list-style-type: none"> impacts on existing and future amenity of the locality 	The upgrades are deemed to be of positive influence on both the existing building by offering more modern accommodation.
<ul style="list-style-type: none"> the age and condition of any structures or buildings. 	The existing lodge is in sound condition and requires an upgrade to the kitchen, bathroom, living/dining areas & hot water system to provide modern and energy efficient accommodation.
Present and previous uses	
Thredbo Riverside Cabins offers visitor accommodation to its members which is consistent with its use since construction.	
No known contaminating activities have been undertaken on site	
Operational details	
No proposed changes to operation of the Lodge proposed.	
Change of use of a building (where there is no building work)	
Not applicable.	
Building classification and Building Code of Australia (BCA)	
The lodge is classified as Class 3 – Accommodation	
Snow Deposition	
No change to the existing roof structures proposed.	
Geotechnical Engineering Summary	
No excavation or ground works are proposed for the works.	
Structural Engineering Details	
No structural changes to the lodge proposed.	
Social and economic impact	
The proposed project is not expected to generate any negative social or economic issues. The proposed hot water plant boiler and exhausts will not negatively impact neighbouring properties. Instead, the upgrades including additional subfloor insulation will provide a more comfortable and energy efficient environment for guests as well as protecting the long-term operations of the lodge.	
Access and traffic	
No changes to existing access proposed as part of this application.	
Privacy, views and overshadowing	

There will be no privacy, views or overshadowing issues created by the proposed alterations. The external changes of the bathroom window and HWU alcove will blend seamlessly into the existing lodge design and built environment. All remaining works are internal.

Air and noise

No air and noise pollution will be created by the proposed alterations and continued use of the Lodge. As noise is not a major issue, a report from qualified acoustic consultant will not be required.

Soil, water and wastewater management

No changes water and wastewater management proposed. There are also no critical areas of habitat found on site.

Heritage

The lodge is not identified as having heritage values. Therefore, a heritage impact statement is not required.

Aboriginal Cultural Heritage

There are no confirmed site records or any other associated landscape feature information from an AHIMS search and proposed works will not disturb the ground. There are no oral, historical or archaeological evidence to suggest that burials or places of spiritual, ceremonial or social significance occurred in the resort area.

As a result, the General Due Diligence Assessment showed that AHIP application is not necessary. The proposed works should be able proceed with caution and if any objects are to be found works will be stopped and appropriate authorities will be notified.

Vegetation Removal

No clearing is required for the proposed works.

Energy

Energy efficiency will be improved through the replacement of an old hot water boiler system with a newer and more energy efficient hot water unit, together with increased insulation in the flooring.

Waste

No changes proposed to existing waste management procedures.

Demolition

The removed finishes and HWU will be disposed to the local Council waste facilities accordingly.

Termite Protection

Proposed external changes do not disturb the ground surface. The proposed alcove will have a corrugated metal finish.

5.0 Permissibility, Legislation and Regional Plan

5.1 South East and Tableland Regional Plan 2036

The proposed upgrades to Thredbo Riverside Cabins will provide modern amenities for visitors and provide a higher standard of accommodation, consistent with the purpose of the Regional Plan which provides a framework to provide infrastructure and development to strengthen the long-term resilience of the South East and Tableland region.

Improved tourist accommodation within Kosciuszko National Park will enhance visitor experience and promote tourism. The Regional Plan not only seeks to promote tourism and long-term resilience but acknowledges the unique environmental and cultural significance of the Kosciuszko National Park which this application has taken into consideration.

As a result, the proposed improvements are consistent with the Regional Plan as they acknowledge the environmental and cultural significance of the area and has considered the development to have the least impact possible while promoting the area for tourism and improve the long-term resilience of Kosciuszko National Park.

5.2 State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007

The proposal is for alterations to an existing tourist accommodation building which is a permissible use under to clause 11 of the Alpine SEPP. As seen below 'tourist accommodation' is permissible with consent within Thredbo Alpine Resort.

FIGURE 5 ZONING E1 NATIONAL PARKS AND NATURE RESERVE



Thredbo Riverside Cabins – Zone E1

Objectives of zone

- To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.
- To enable uses authorised under the National Parks and Wildlife Act 1974.
- To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.

Permitted without consent

Uses authorised under the National Parks and Wildlife Act 1974

Permitted with consent

Nil

Prohibited

Any development not otherwise specified in item 2 or 3.

There are no changes to the existing building footprint or location proposed as part of the improvements to the lodge. The proposed development is to enhance the amenity of the existing tourist accommodation lodge to provide guests with a safer and more modern experience when visiting Thredbo and Kosciuszko National Park.

No ground disturbance will be incurred by the proposed works and no vegetation is proposed to be cleared as shown on the site plan. There are no recorded or known site or artefacts found within proximity of the existing lodge and with no groundworks proposed the potential of Aboriginal artefacts being found to be very low.

The proposed development has made every effort to ensure protection of the unique environmental and cultural elements of the Kosciuszko National Park through an environmentally sustainable and thoughtful development. The improvements to the lodge will benefit the recreational area and provide a higher quality of accommodation while protecting the diverse cultural and environmental values of Kosciuszko National Park.

5.2.1 Matters to be Considered by Consent Authority (Clause 14 Alpine SEPP)

(1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development—	
(a) the aim and objectives of this Policy, as set out in clause 2,	No negative impacts on the built and natural environment under this proposal.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	No excavation or ground works are proposed for the proposed works and hence geotechnical assessment is not needed. Bushfire Hazard Assessment provided. Flooding is not applicable.
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:	Proposed alterations do not increase the existing building footprint of the lodge and is deemed to be satisfactory.

<p>(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,</p> <p>(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,</p> <p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p> <p>(d) any statement of environmental effects required to accompany the development application for the development,</p> <p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p> <p>(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development</p> <p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range</p>	<p>No changes to existing access to the lodge proposed as part of this application.</p> <p>No change to water supply proposed.</p> <p>No extra waste will be generated from the improvements. Due to this existing waste management is to be maintained. Construction waste will be dealt with accordingly.</p> <p>No change to water supply proposed.</p> <p>SEE provided.</p> <p>The proposed improvements will retain the character of the existing lodge which complements the built environment of resort while providing improved amenities to guests of the lodge.</p> <p>Not applicable.</p> <p>No earthworks or excavation is proposed.</p> <p>No change to existing stormwater drainage proposed. Proposed alterations will not alter the existing stormwater infrastructure.</p> <p>Proposed alterations will not be a visible change from the Main Range and is not located within an area identified as having exceptional natural and cultural significance.</p>
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<p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out</p> <p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>(i) the capacity of existing infrastructure facilities, and</p> <p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p> <p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort—</p> <p>i. the document entitled <i>Perisher Range Resorts Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>ii. the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p> <p>(m) if the development is proposed to be carried out on land in a riparian corridor—</p> <p>i. the long term management goals for riparian land, and</p> <p>ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p>Summer operations are for maintenance of the lodge only.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not located within a riparian corridor.</p>
(2) The long term management goals for riparian land are as follows—	
<p>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,</p> <p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p>	<p>Not located within a riparian corridor.</p>

(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.	
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5.2.2 Additional matters to be considered for buildings (Clause 15)

(1) Building height In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height—	
(a) has an impact on the privacy of occupiers and users of other land, and	Proposed external works - HWU alcove and window will not impact privacy of adjoining allotments.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	No solar impact in relation to overshadowing from the proposed works as no change to building shape, height or footprint.
(c) has an impact on views from other land, and	Proposed improvements will not have any impact on neighbouring lodges.
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	Proposed works will not negatively impact the façade when viewed from Friday Drive. Proposed lodge not visible from Alpine Way.
(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and	Not applicable.
(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and	Not applicable.
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	Not applicable.

(2) - Building Setback In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback—	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	No changes to existing configuration and open spaces provided by the lodge.

(b) assists in achieving high quality landscaping between the building and other buildings, and	No changes to existing landscaping proposed.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	Provides much needed improvements to provide guests with modern accommodation. Alterations will have no impact on view corridors or public domain. Designed in accordance with Riverside Cabins Underfloor Storage enclosure design guidelines.
(d) is adequate for the purposes of fire safety, and	No changes to existing fire safety provisions proposed.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and	No changes to existing access to the tourist accommodation lodge proposed.
(f) will facilitate the management of accumulated snow.	No change to roof pitch or design.

(3) Landscaped Area

In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used—

(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and	No vegetation is proposed to be removed as part of this application. Future clearing to maintain APZ in perpetuity to be in consultation with NPWS.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	No changes to existing open space provisions proposed. Improvements will provide more modern amenities for guests and promote commercial use of the resort.
(c) to limit the apparent mass and bulk of the building, and	No change to existing building footprint, bulk and mass.
(d) as an amenity protection buffer between the proposed building and other buildings,	No changes proposed.
(e) as a means of reducing run-off, and	No changes proposed.
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	No significant existing site features identified on site.

5.3 Other approvals Rural Fires Act 1997

The existing lodge is identified as being on bushfire prone land, an approval is required from the NSW Rural Fire Service (RFS) under Section 100B of the Rural Fires Act 1997 in the form of a Bushfire

Safety Authority. See bushfire hazard assessment provided to be submitted to the RFS as part of this application.

5.4 Environmental Planning and Assessment Act 1979 (203)

5.4.1 Objects of the EP&A Act

The proposed improvements are consistent with the definition of ecologically sustainable developments (ESD) as the staff accommodation dwellings have regard to the ESD principles in accordance with the objects of the EP&A Act.

See consideration of the objectives in Section 1.3 of the EP&A Act below:

Object of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	Proposed improvements will have a positive social and economic welfare on the region by providing modern tourist accommodation for visitors to Thredbo.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	No change to the existing building footprint proposed. No ground disturbance will be incurred by the proposed works and no vegetation is proposed to be cleared as shown on the site plan.
(c) to promote the orderly and economic use and development of land	The proposed improvements to existing tourist accommodation building will promote an orderly and economic use of the site.
(d) to promote the delivery and maintenance of affordable housing	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats	No predicted impacts to the environment from the proposed development have been found. Hence is considered as ecologically sustainable development.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed works will not impact upon cultural heritage including Aboriginal cultural heritage.
(g) to promote good design and amenity of the built environment	The proposed HWU alcove has been designed to blend into the existing building through retaining the existing location and matching materials.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants	Upgrading the bathroom and kitchen facilities, increased insulation and underfloor heating and new HWU will enhance the amenity for occupants.
(i) to promote the sharing of the responsibility for environmental planning and	Integrated development application with NSW Rural Fire Service.

assessment between the different levels of government in the State	
(j) to provide increased opportunity for community participation in environmental planning and assessment.	Development application to be place on Department's website.

5.4.2 Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the Biodiversity Conservation Act 2016 (BC Act) in connection with the terrestrial environment.

It is vital that all development and clearing follows the Biodiversity Offsets Scheme which has been created to avoid, minimise and offset impacts on biodiversity.

No vegetation clearing is proposed as part of this application, nor to establish APZ. No clearing is proposed and hence below the clearing threshold and the site is not located within an area identified with high biodiversity values on the BVM. The proposal will not have a significant effect on threatened species or ecological communities and is not declared as an area of outstanding biodiversity value within Kosciuszko National Park. As a result, biodiversity offsets do not apply as part of this application.

5.5.3 Considerations under section 4.15 of the EP&A Act

In determining a development application, a consent authority must take into consideration the matters referred to in Clause 4.15 (1) of the EP&A Act as are of relevance to the development:

4.15 – 1 (a) (i) the provisions of an environmental planning instrument

The applicable environmental planning instrument is State Environmental Planning Policy (Kosciuszko National Park — Alpine Resorts) 2007.

4.15 – 1 (a) (ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

None are applicable to the proposal.

4.15 – 1 (a) (iii) the provisions of any development control plan

None are applicable to the proposal.

4.15 – 1 (a) (iiia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

None are applicable to the proposal.

4.15 – 1 (a) (iv) the provisions of any Regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Clause 92 —The subject site is not within the coastal zone. No demolition works proposed.

4.15 – 1 (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Natural Environment: Impacts on the natural environment will be minimal, with the no vegetation removal proposed. Likewise, there is no increase in the existing building footprint proposed with external works confined to the exhausts attached to the lodge.

Built Environment: The proposed external changes are confined to the HWU which are to retain their existing colours to blend seamlessly into the existing lodge. The overall changes to the built environment are considered of positive influence on the locality.

Social and Economic impacts in the locality: The proposed improvements have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The upgrades will provide safer accommodation for guests.

The investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated. Additionally, the alterations will secure the long-term resilience of the lodge to provide accommodation for visitors to Thredbo.

4.15 – 1 (c) the suitability of the site for the development

Thredbo is one of four alpine resorts within NSW are important due to their economic and social contribution as well as their location within a unique alpine environment.

There are no changes to the existing building footprint or location proposed as part of the improvements to the lodge. The proposed development is to enhance the amenity of the existing tourist accommodation lodge to provide guests with a safer and more modern experience when visiting Thredbo and Kosciuszko National Park.

No ground disturbance will be incurred by the proposed works and no vegetation is proposed to be cleared as shown on the site plan. There are no recorded or known site or artefacts found within proximity of the existing lodge and with no groundworks proposed the potential of Aboriginal artefacts being found to be very low.

The proposed development has made every effort to ensure protection of the unique environmental and cultural elements of the Kosciuszko National Park through an environmentally sustainable and thoughtful development. The improvements to the lodge will benefit the recreational area and provide a higher quality of accommodation while protecting the diverse cultural and environmental values of Kosciuszko National Park.

4.15 – 1 (d) any submissions made in accordance with this Act or the regulations

The Consent Authority may require that the application be notified to adjoining properties and lessees. Submissions will be able to be made on the NSW Planning and Environment website once the application is on exhibition

4.15 – 1 (e) the public interest

The development proposal satisfies the objectives of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 and is considered positive in terms of the public interest.

6.0 Conclusion

Suitability of the site for development

The proposal complies with the relevant environmental planning instruments and policies. The Statement of Environmental Effects confirms that the site is suitable and capable of sustaining the proposed development, with no adverse impacts.

Submissions Made in Accordance with the Act or regulations:

Given the proposals minimal environmental it is unlikely to raise significant objection.

The Public Interest

The proposal is in the public interest as:

- It provides a sustainable land use.
- The proposal is suitable within the locality.
- The proposal is positive in terms of the amenity of the area.

8.0 Site Environmental Management Plan (SEMP)

As detailed in the Statement of Environmental Effects, the proposed development will generate minimal impacts.

- Minimal site clearing activity will occur through this project.
- No flow paths will be altered as a result of this development.
- Scaffolding will be erected at natural ground level (directly underneath the proposed window location) during the construction phase in order to reach the proposed construction zone.
- Construction vehicles will enter the site via the existing site entry.
- Construction vehicles will park in the sites existing designated car parks.
- All construction materials will be stored within the existing site car parking zone.

Dust Control

Works involving dust dispersion will use water spray to help keep material damp and dust down. Covers will be placed over waste storage areas and piles of excavated materials to prevent dust dispersion. When transporting materials that cause dust they will be dampened and covered before moving.

Litter Control

Litter control around the site is the responsibility of all on site. A daily site clean up to reduce litter around the site and prevent any possible hazards it causes will be performed. It is the subcontractor's responsibility to leave the work area neat, clean and free of litter. Litter collected can be placed in bins or specified areas and disposed of at the local council tip.

Emergency Procedures

In case of an emergency, the following key emergency response contacts are:

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Thredbo: 02 6457 6284
NSW Fire and Rescue	000	Thredbo: 02 6457 6144
NSW Ambulance	000	Cooma: 02 9320 7777
Cooma Hospital	02 6455 3222	
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Snowy Region: 6450 5600 Jindabyne: 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
EPA Environment Line	131 555	
NRMA Road Service	13 21 32	

Noise control

Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. For protection of employees and visitors to the site they are issued with PPE including ear protection.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas
- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.

Fuels & Chemicals

No fuel or chemicals will be stored onsite during construction.